



CITY OF DURHAM | DURHAM COUNTY NORTH CAROLINA



INITIAL ZONING MAP CHANGE REPORT

Meeting Date: August 15, 2011

Table A. Summary			
Application Summary			
Case Number	Z1100014A	Jurisdiction	City
Applicant	City of Durham	Annexation Effective Date	June 30, 2011
Reference Name	I-40 Right-of-Way Initial	Site Acreage	67.8 acres
Location	Intersection of I-40 and NC 751 Highway		
PIN(s)	N/A		
Request			
Proposed Zoning	Commercial Center with a development plan (CC(D)), Commercial General with a development plan (CG(D)), Commercial Neighborhood with a development plan (CN(D)), Mixed Use with a development plan (MU(D)), Planned Development Residential 9.400 (PDR 9.400); F/J-B, MTC – City Jurisdiction	Existing Zoning	Commercial Center with a development plan (CC(D)), Commercial General with a development plan (CG(D)), Commercial Neighborhood with a development plan (CN(D)), Mixed Use with a development plan (MU(D)), Planned Development Residential 9.400 (PDR 9.400); F/J-B, MTC – County Jurisdiction
Site Characteristics			
Development Tier	Suburban	Land Use Designation	Commercial
Overlays	F/J-B, MTC	Drainage Basin	Jordan Lake
River Basin	Cape Fear	Stream Basin	New Hope Creek
Determination/Recommendation/Comments			
Staff	Approval		
Planning Commission	Approval, per attached resolution adopted by the Commission on December 13, 2005.		

A. Summary

This is the initial zoning of property newly annexed into the City, effective June 30, 2011. A direct translation from County to City zoning is proposed.

B. Statutory Requirements

State Statutes (General Statute 160A-360) require that a municipality annexing land place its zoning designation on the property within 60 days of the effective date of the annexation.

C. Staff Analysis

The zoning involves the translation of identical zoning from the County jurisdiction to the City jurisdiction. There are no differences in uses, or in the regulations governing those uses under the Unified Development Ordinance, between the City and County jurisdictions.

The site is located in the Suburban Tier and only encompasses right-of-way. The entirety of the subject right-of-way is surrounded by property that has already within the City's jurisdiction. If approved, development in the City's jurisdiction will have to meet the same requirements.

D. Notification

Staff certifies that newspaper advertisements, letters to property owners within 100 feet of the site and the posting of a zoning sign on the property has been carried out in accordance with Section 3.2.5 of the UDO. In addition, the following neighborhood organizations were mailed notices:

- Inter-Neighborhood Council
- Fayetteville Street Planning Group
- Friends of Durham
- Unity in the Community for Progress
- Fairfield Community Awareness Committee

E. Recommendations

Staff recommends approval of this initial zoning from CC(D), CG(D), CN(D), MU(D), PDR 9.400; F/J-B, MTC (County jurisdiction) to CC(D), CG(D), CN(D), MU(D); F/J-B, MTC (City jurisdiction).

Planning Commission recommends approval, per the resolution adopted by the Commission on December 13, 2005 and attached to the staff report.

F. Staff Contact

Amy Wolff, Senior Planner, 560-4137 ext 28235 Amy.Wolff@DurhamNC.gov

G. Attachments

1. Context Map
2. Aerial Photo
3. Resolution of the Durham City-County Planning Commission
4. Ordinance Form